



King County Department of Assessments

Executive Summary Report

Appraisal Date 1/1/99 - 1999 Assessment Roll

Specialty Name: Retirement Homes

Sales - Summary:

Number of Sales: 20

Range of Sale Dates: 1/96 – 4/99

Sales – Ratio Study Summary:

Not applicable. Sales are from six different states with only five sales within King County and two of those being a double sale of the same property.

Population - Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$92,906,500	\$486,076,200	\$578,982,700
1999 Value	\$101,780,700	\$476,463,800	\$578,244,500
Percent Change	+9.55%	-1.98%	-0.13%

Number of Parcels in the Population: 72

Conclusion and Recommendation:

Since the values recommended in this report reflect the current state of the market for retirement properties and better information, we recommend posting them for the 1999 Assessment Roll.